

WESTBROOK VILLAGE COMMUNITY ASSOCIATION
First quarter 2026 Board of Directors Meeting on January 24, 2026
Special Meeting of Members for a Vote on Final CC&R Amendment
Longmont Public Library Room Conference Room
Directors: 12:30-1:30 PM
Members 1:30-3:00 PM

John Marlin called Directors together at 12:35 PM

Present: John Marlin, Linda Fetterman, Brian Harpole, Don Rinner, Jack Bamberg

- A. Reviewed Annual Meeting Minutes held on December 16, 2025. Approved with no alterations. To be ratified by Members at 1:30 PM meeting today.
- B. Linda presented Final Financials through December 31, 2025. WBV was under budget by just less than \$3,000, which was added to our Savings Account. After discussion, the board approved investing 70% of our savings into a 10-month CD (\$32,500). It was decided to review further investing at the July board meeting after Spring expenses are determined. John suggested completing the carryover jobs from 2025 (sprinkler repairs, landscape replacements, including the tree/lawn area in the parkway), which Brian will need to get re-bid.
- C. Board agreed John will open the Member meeting by asking if there are any comments to the Final Amendment to the Declarations and then will collect ballots to be tallied by Linda Fetterman, Secretary. Assuming we will have at least 31 approvals, John will check with Land Title company to see about getting the document recorded through the Boulder County Clerk and Recorder.
- D. Board agreed to finalize Maintenance Modification Agreement form by emails with Board and will then review the 7-10 current Lot owners in Blocks 1 & 2 who need to sign the document, which will then be recorded, again through Land Title
- E. 2026 Budget: Since the Members approved the Budget as presented at the Annual Meeting, it was decided that the Board will review again at their April and July meetings, rather than a discussion at this meeting.
- F. Adjourned at 1:25 PM to let the Members into the conference room.

1. John Marlin called the Member meeting together at 1:35 PM.
2. A quorum was established as there were 15 people, including board, who signed in, plus 19 proxies presented.
3. A. Annual Meeting Minutes from December 19, 2025, prior emailed to all members on January 16, 2026. Motion made by Gary Creech, seconded by Luke Lucas; all members present ratified minutes as written.
B. Final Balance Sheet and Profit/Loss/to budget 2025. Jim Moore made motion. seconded by Gary Creech; all members present ratified the financials.

C. Review and discussion of the Revised final Amendment to the Declaration of Covenants, Conditions and Restrictions (CC&Rs) of Westbrook Village Community Association opened to the floor: Chris Beck said she would have liked to had the word “replace” added into Section 4.4 acknowledging that the board still has the final say on “if” any replacements. Chris had a second question citing her own modification under Section 4.5 as an example: Does a Lot owner still need to go through the architectural review committee (ARC) if they want to again modify their plantings? John answered Yes; a request must still be submitted if a Lot owner wants to change any part of the plantings even after they received approval, had signed the Maintenance Modification Agreement, and it was years later. Deb Lyford asked if that would pertain to annuals plantings behind the red curbing and John answered that was also true: Lot owner will need to go through the ARC. Janie Martin asked if there were plantings/bushes that a prior Lot owner had done, with or without prior approval, was the current Lot owner, with permission, able to remove or have removed those items? John/Brian replied YES. D. Discussion was closed and Ballots were tallied: 39 Member Lots approved, 2 Member Lots opposed, 5 Lot owners did not respond (Solt, Wolfson, Anderson, Voogt, Harmon). Note: Wolfson brought to Linda on Sunday their approval, which does not count as it was after the ballots tallied. The Amendment passed and will be recorded and then placed on WBV website. Note: Linda and John went to Land Title, who handled, for a recording fee of \$43.00, the recording with the Boulder County Clerk and Recorder, which was completed on January 28, 2026. It is now on WBV website along with the new Governance Policies, new Bylaws, Original Declaration (CC&Rs) and the Amendment to the CC&Rs.

4. Other Business: Several people said they did not get the emails sent under “BAMBERG;” that it went into their Spam folder, and John suggested setting up a WBV email address. Note: Jack Bamberg has done this and has sent out a test to all Lot owners. Our email is now: hoa.westbrookvillage@gmail.com Linda will also phone all members to be sure they did receive any WBV emails. Chris Beck had one more thought: Suggested that the Board discuss whether to increase the Working Capital Reserve, currently at \$5,830, thinking ahead to possible future obligations. Hendrickson’s suggested a Community Newsletter; folks would have to “Accept” but that seems to be problematic with Spam, etc. and the fact that all emails must be sent blind copy (bcc), as emails are private.

A motion was made by Jim Moore to close the meeting, all approved and John Marlin, President of the Board, closed the meeting at 2:40 PM

Respectfully submitted by Linda Fetterman, Secretary of the Board.

WESTBROOK VILLAGE COMMUNITY ASSOCIATION

SPECIAL MEETING OF MEMBERS

DATE: JANUARY 24, 2026

TIME: 1:30 PM

PLACE: LONGMONT PUBLIC LIBRARY CONFERENCE RM. 409 4TH ST.
LONGMONT, CO

MEETING AGENDA

1. CALL TO ORDER JOHN MARLIN

2. VERIFY QUORUM FOR MEETING

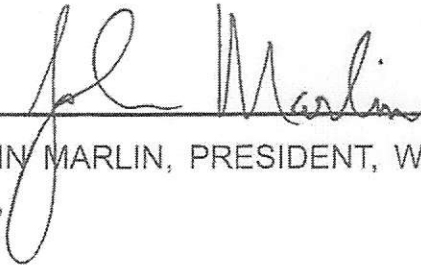
3. NEW BUSINESS
 - A. APPROVAL OF MEETING MINUTES OF THE 2025 ANNUAL MEETING

 - B. REVIEW AND RATIFY 2025 FINANCIAL STATEMENTS

 - C. REVIEW AND DISCUSS THE REVISED AMENDMENTS TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE WESTBROOK VILLAGE COMMUNITY ASSOCIATION, INC. SECTIONS 4.4 AND 4.5

 - D. HOLD ELECTION TO APPROVE OR DISSAPPROVE THE AMANDMENTS

4. OTHER BUSINESS



JOHN MARLIN, PRESIDENT, WESTBROOK VILLAGE COMMUNITY ASSOC.,
INC.

WESTBROOK VILLAGE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING

DATE: January 24, 2026

TIME: 12:30 PM – 3:00 PM

PLACE: Longmont Public Library, Conference Room, 409 4th St. LONGMONT, CO.

DIRECTORS AGENDA

1. CALL TO ORDER JOHN MARLIN

2. New Business
 - A. Review, Amend, Approve Minutes from Annual Meeting December 16, 2025
 - B. Review Financials through December 31, 2025 – review savings account
 - C. Present final Amended Declarations: Board
Discuss how to proceed to get 31 approval votes to pass attorney changes
 - D. Review and approve revised Maintenance Modification Agreement: Board
 1. List of **current** Members who need to sign agreement .
 - E. OTHER BUSINESS:
 1. Go over approved 2026 Budget detail
 - F. ADJOURNMENT

John Marlin, president, Westbrook Village Community Associations, Inc.

Westbrook Village Community Association, Inc.

January 16, 2026

Dear Fellow Members of Westbrook Village:

We're having another meeting!

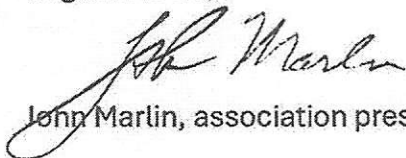
At the Annual Meeting held on held on December 16th, the Board of Directors presented a final draft of the Amendment to the Declaration of Covenants and Restrictions for your approval.

At that meeting there was concern expressed by many of you about the wording of Sections 4.4 and 4.5. The Board has revised that wording in this final draft. The document you are receiving today is the revised draft and is presented for your approval. The Board strongly recommends approval of these Amendments.

Please review these revised Amendments to the covenants, and plan to attend the meeting to be held on January 24th at the Longmont Library at 1:30. If you cannot make that meeting, there is a Proxy you can use to appoint someone else to attend and vote for you. Or, also attached, is a Ballot you can use to vote and deliver to Linda Fetterman at 921 Boxelder Cr.

I strongly recommend that you attend the meeting if you are able, or that you use one of the alternative methods provided to participate.

Regards to all,



John Marlin, association president